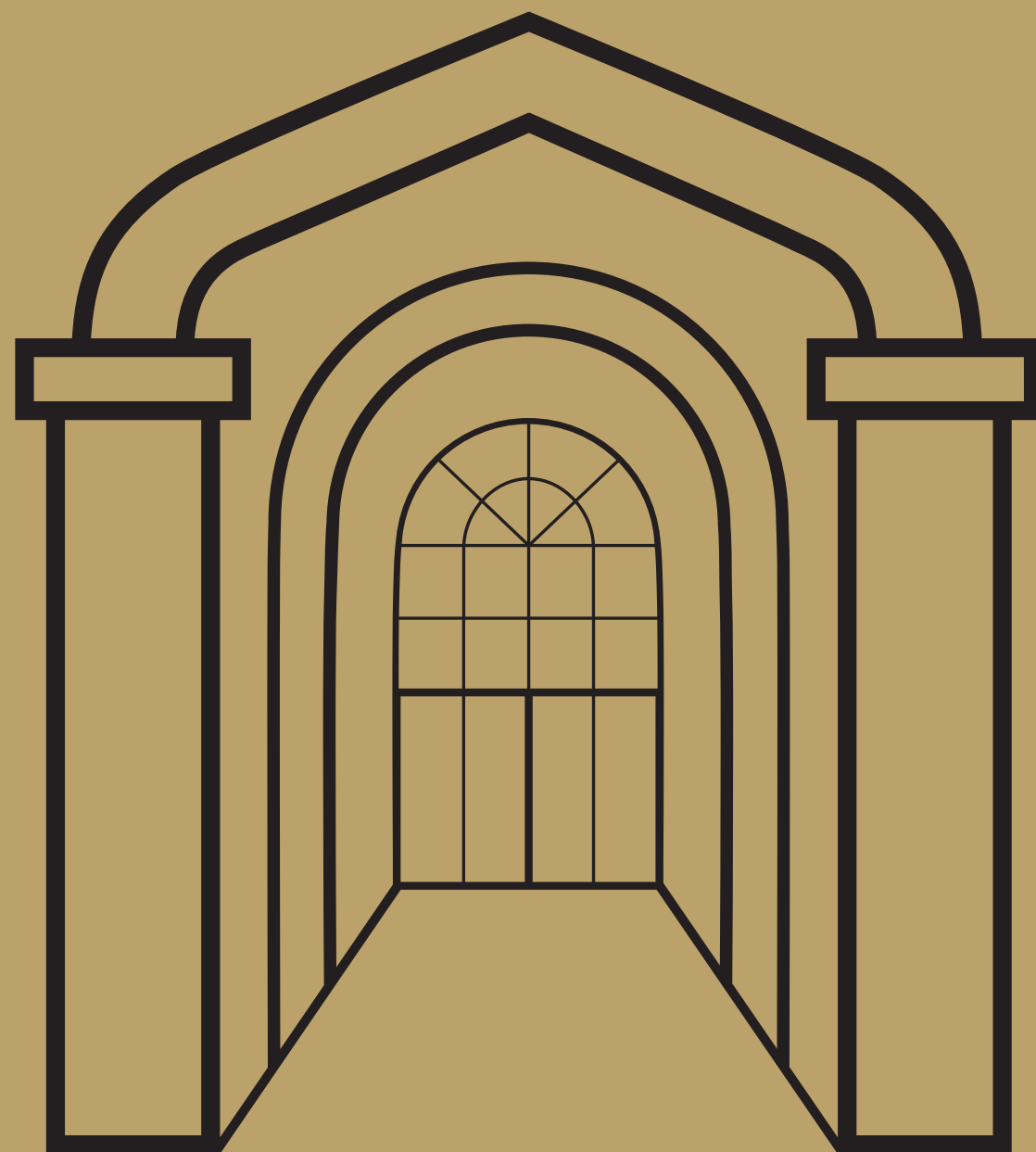


EAST CENTRAL
COMMUNITY COLLEGE

Campus Master Plan - Executive Summary
September 2016



CAMPUS MASTER PLAN
EAST CENTRAL
COMMUNITY COLLEGE

Decatur, Mississippi

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CAMPUS MASTER PLAN
EAST CENTRAL
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Campus Opportunities

One of the most outstanding features of East Central Community College is the character of two of the historic buildings. These buildings – Huff Auditorium and Founders Gymnasium - give the campus a unique identity and should not only be preserved but complemented during renovation and new construction. In addition to iconic historic buildings, most of the academic buildings are centralized while the athletic facilities are located on the northern part of campus. New academic, support, and service buildings are proposed to follow this developmental pattern by being concentrated in the center of campus around the existing historic buildings.

The majority of the athletic facilities are located on the northern portion of campus. While some of these facilities need expansion, most of the facilities can be upgraded with simple improvements. Attendance at games and participation in intramural sports is fairly high, so these areas should be renovated. These renovations would help to control spectator entry and to address ADA standards so that spectators may easily approach the facilities and use all aspects once inside. These facilities should also be expanded or renovated to accommodate visiting teams. All updates to the athletic facilities should keep these goals in mind.

As stated earlier, most of the academic buildings are currently located in the center of campus while the athletic facilities, service buildings, support functions, and housing are located on the periphery of the campus. This layout serves as a good organizational starting point for promoting vehicular circulation on the exterior of campus and pedestrian traffic in the interior of campus. As most modernized college campuses have proved, moving to this type of circulation pattern makes pedestrians feel safer while walking and therefore reduces vehicular traffic and increases foot and bicycle traffic across the campus. Changes (such as narrowing streets and adding landscape features) will need to be made in order to fully realize this idea. The existing buildings highlight areas where new construction should be done in order to emphasize the central part of campus.

Through discussions with faculty, staff, and students, all agree that there is enough parking on campus; however, not all of this parking is properly located. Labeling parking (e.g., only allowing on-campus students to park near their dorms) and providing improved pedestrian paths will help to alleviate parking concerns.

Campus Challenges

While East Central Community College does contain beautiful historic buildings that give the school a unique character, unfortunately some of these buildings have fallen into disrepair. Many of these buildings would greatly benefit the campus by being renovated. However, several of these historic buildings,

such as Jackson Hall and Ethridge Hall, have reached the end of their useful life. A major problem with removing Jackson Hall is that this is the largest dormitory on campus and would displace many students. The master plan contains a provision to replace this housing, solving any displacement problems.

Ethridge Hall has become too small for its current function. Because Ethridge Hall currently contains the public library for the town of Decatur, coordination would need to occur between the town and the college for this building to be removed. Though not undersized and not in disrepair, most of the older buildings on the campus are unfortunately not compatible with new building codes including ADA standards. Buildings such as Huff Auditorium and Newton Hall will need to be upgraded to meet these standards including elevator and restroom additions.

Looking into the future, the college must face the challenge of being more or less landlocked. There are some opportunities for the college to acquire more property or to better utilize its currently unused land. Even though surrounding property may be available in the future, the master plan focuses on the property that the college currently owns, suggesting property acquisition only when necessary. Because of this, the master plan will also focus first on the best reuse of existing buildings and secondly on new construction as needed.

Although there is plenty of parking on campus, it is underutilized so the nearest parking lots for classroom buildings fill up quickly, while parking towards the periphery of campus is left empty. One solution to this problem is labeling or zoning parking spaces so that students have limited parking options based on where their classes or dormitory are located. Another proven solution to this problem is to increase the amount and quality of pedestrian paths on the campus. Currently most sidewalks on campus do not meet ADA standards, are narrow and do not create a continuous path. Broadening the sidewalks and landscaping around them will allow for students to enjoy their walk to class and make the walk seem shorter. Adding sidewalks where they are needed, reducing the amount of vehicular traffic, and reducing vehicular speed on campus roads will also make students feel safer walking across campus. All of these proposals help to promote more pedestrian activity.

In addition to sidewalk improvements, there needs to be an upgraded pedestrian connection between the "north" and "south" campus. Students, faculty, and staff all agree that the current crosswalk is not safe, inadequate, and needs more visibility. This one outdated crosswalk serves as the only connection between the two parts of campus. The connection is proposed to be strengthened in the new master plan by adding more pedestrian paths between the two portions of campus, as well as putting more of an emphasis on this connection point.

While a new women's dormitory is under construction, most of the men's dormitories need major renovations or to be replaced.

If existing dormitories are renovated, they would greatly benefit from new finishes, new mechanical systems, and more security measures. For some dormitories such as Neshoba Hall and Winston Hall, improved security measures will have to be evaluated since all of the rooms have exterior access. Because of the new women's dormitory under construction, new men's dormitories should also be considered.

While most academic buildings are ideally centrally located on the campus, support and service buildings are more scattered around the campus. Recreational fields are located to the north of the central campus. The student lounge that was once in the Smith Student Union has been removed which leaves inadequate space for students to socialize between and after classes. Some space where clubs could meet and social events can occur would be a great benefit to the campus, and the addition of such spaces should be encouraged in any future construction. All of the proposed improvements are proven methods to encourage student interaction, health, safety, and welfare, and will help to upgrade the overall student experience.



Aaron Ronald Davis Hall



EXISTING CAMPUS PLAN

1,395 Total Parking Spaces

Trail

1
Dick Livingston Recreational/Study Trail

2
Fitness Trail

Existing Buildings

6
ECCC Pavilion Room

7
ECCC Life Sciences Building

9
Visitor Field House

14
Baseball Hitting Facility

15
F. Clinton Russell Maintenance Complex

16
ECCC Motor Pool

17
Bailey Stadium Entrance

18
Campus Police Office

19
Brackeen-Wood Gymnasium

22
Leake Hall

23
Nashoba Hall

24
Scott Hall

25
Phil A. Subrin Hall

26
Student Union

27
Workforce Development Center

28
Bradford J. Tucker Applied Technology Center

29
Mamie Ethel Burton Memorial Library

30
Orr S. Vickers Fire Arts Center

31
Campus Police Office

32
L.O. Todd Hall

33
The Founders Gymnasium

35
Aaron Ronald Davis Hall

36
Newton Hall

37
W. C. Mabry Memorial Cafeteria

38
J. Knox Huff Auditorium

39
Shala W. Nease Hall

40
Frank M. Cross Hall

41
J. Knox Huff Auditorium

42
W. Amo Vincent Administration Building

43
Richard C. Eldridge Hall

44
Baptist Student Union

45
Wesley Foundation

46
South Campus Gymnasium

47
Erma Lee Barber Hall

48
Erma Lee Barber Hall

Existing Faculty Housing

44
President's House

Existing Athletic Fields

3
Sand Volleyball Courts

4
Soccer Field

8
Softball Field

10
Intramural Field

11
Football Practice Field

12
Bill & Louise Bailey Stadium/Warrior Football Field

13
Baseball Practice Field

20
Baseball Practice Field

21
Baseball Practice Field

32
Tennis Courts

51
Disc Golf Course

5-Year Plan

East Central Community College's 5-Year Plan focuses on current projects, smaller new construction, and inexpensive, but effective renovations that would have a positive effect on existing structures. Some projects that are currently under design or construction include a new women's dormitory in the southern part of campus, new tennis courts, a football operations center, an addition to the Ovid S. Vickers Fine Arts Center, and an underground utilities project. To complement these projects, the 5-Year Master Plan includes many existing projects such as the intramural fields being relocated. With the help of a recently received grant for the expansion of the wellness center, projects such as the renovation of the South Campus Gymnasium to house this wellness center will be undertaken in the 5-Year Plan.

Various renovation projects need to occur throughout the campus during the next five years. The Smith Student Union can now be renovated in order to accommodate the Business Office and Campus Police. With the addition to the Fine Arts Center, the Police Department needs a new location and moving the Business Office allows for more space in the Administration Building. The Administration Building can then be renovated to better house the IT Department. With the recently renovated men's dormitories and the new women's dormitory, Scott Hall and Neshoba Hall should be renovated during this phase.

In order to address ADA concerns and accommodate future plans, improvements should be made to the soccer field, softball

field, and baseball field. The improvements for the soccer field would include new lights, seating, and locker rooms as well as a parking lot and sidewalks to allow for easy access by spectators and players. A new softball hitting facility will be constructed near the softball field so that this function will have better proximity to the existing softball facilities. The Clark/Gay Baseball Complex needs to receive a restroom addition to the concession stand and a parking lot to better accommodate spectators with mobility concerns.

General campus improvements will occur during this time as well. To promote student activity, outdoor basketball courts can be constructed near the fitness trail. A new pier and pavilion is proposed to be added near the East Central Lake to provide a space for student and alumni activities, as well as another means for visitors to interact with the lake. To help alleviate parking concerns across campus, a parking lot can be added in front of the Career & Technical Education Annex. Because of its proximity to the athletics facilities, this parking lot will help with overflow student parking while providing additional parking during sporting events. To make a safer connection between the main campus and south campus, an improved crossing should be added at Broad Street. This improved crossing will not only act as a connection point between the two parts of campus but will increase student safety when crossing this busy street. Looking into the future, land acquisition to the east, north, or west of the campus is recommended during this phase of the master plan. This will enable other projects to be accommodated in future phases and allow the campus to grow as needed.



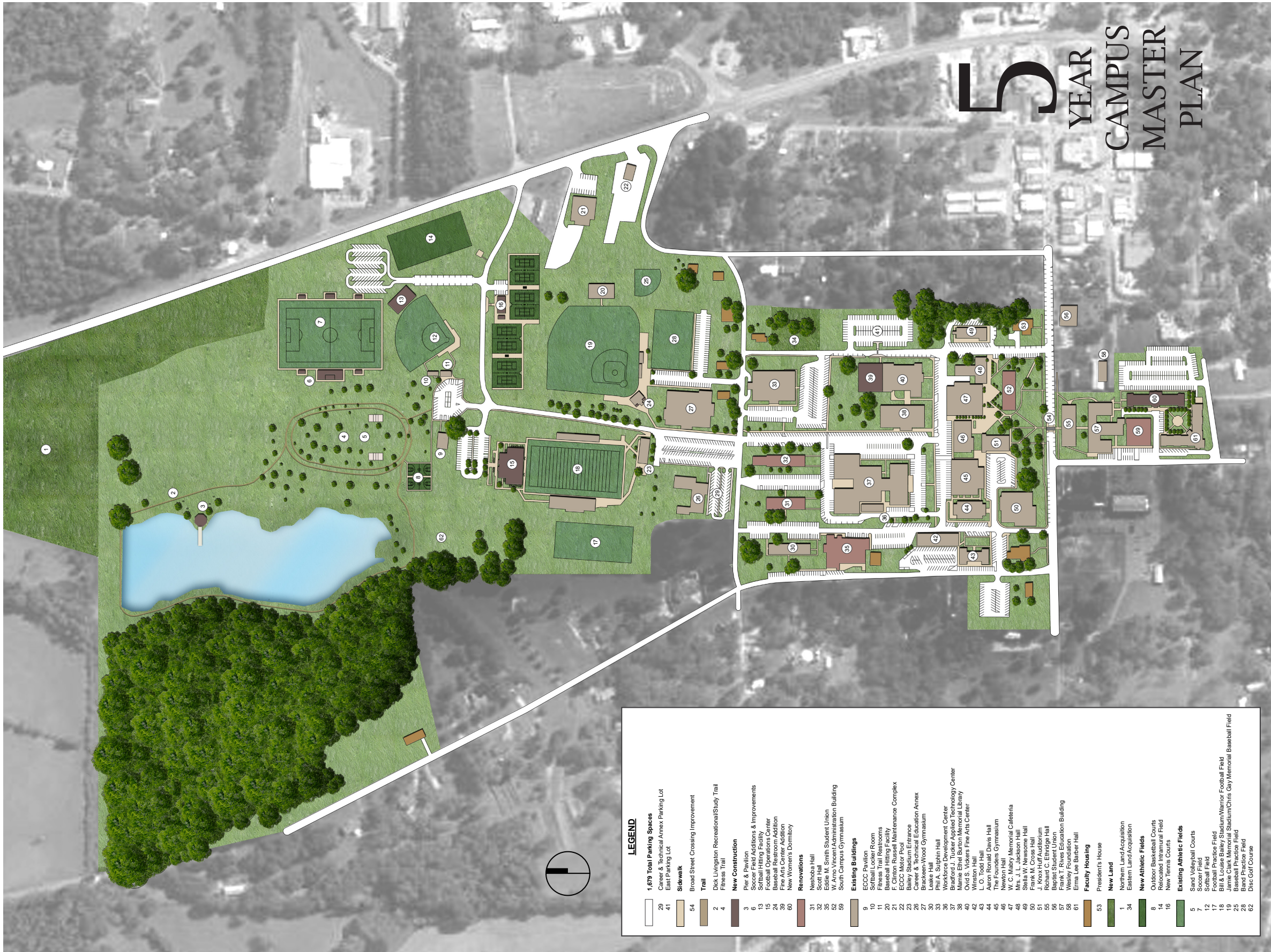
New Women's Dormitory (Under Construction)



Proposed Football Operations Center

Items in the 5-Year Plan:

- Land acquisition (#1, #34)
- Underground Utilities Project
- Broad Street Crossing Improvements (#54)
- New parking lot in front of the Career & Technical Education Annex (#29)
- New Tennis Courts (#16)
- New parking lot to replace the existing Tennis Courts (#41)
- Relocation of the Intramural Field (#14)
- Football Operations Center (#15)
- Bleachers, field houses, and lights at Soccer Field (#6)
- Softball Hitting Facility (#13)
- Baseball Restroom Addition (#24)
- Outdoor Basketball Courts (#8)
- Pier and Pavilion at EC Lake (#3)
- Fine Arts Center Addition (#39)
- New Women's Dormitory (#60)
- Renovation of Neshoba and Scott Halls (#31, #32)
- Renovation of Smith Student Union (#35)
- Renovation of Vincent Administration Building (#52)
- Renovation of the South Campus Gymnasium (#59)



5 YEAR CAMPUS MASTER PLAN

LEGEND

1,679 Total Parking Spaces

29 Career & Technical Annex Parking Lot

41 East Parking Lot

54 Broad Street Crossing Improvement

2 Trail

4 Dick Livingston Recreational/Study Trail

4 Fitness Trail

New Construction

3 Pier & Pavilion

6 Softball Locker Room

13 Softball Hitting Facility

15 Football Operations Center

24 Baseball Restroom Addition

39 Fine Arts Center Addition

60 New Women's Dormitory

Renovations

31 Nashoba Hall

32 Scott Hall

35 Eddie M. Smith Student Union

52 W. Arno Vincent Administration Building

59 South Campus Gymnasium

Existing Buildings

9 ECCO Pavilion

10 Softball Locker Room

11 Fitness Trail Restrooms

20 Baseball Hitting Facility

21 F. Clinton Russell Maintenance Complex

22 ECCO Motor Pool

23 Bailey Stadium Entrance

25 Bailey Stadium Entrance

26 Bailey Stadium Entrance

27 Brackeen-Wood Gymnasium

30 Leake Hall

33 Phil A. Sulphur Hall

36 Workforce Development Center

37 Bradford J. Tucker Applied Technology Center

38 William C. Tucker Applied Technology Center

40 Old S. Videns Fine Arts Center

42 Winston Hall

43 L.O. Todd Hall

44 Aaron Ronald Davis Hall

45 The Founders Gymnasium

46 Newton Hall

47 Mrs. J. L. Jackson Hall

48 Stella W. Newsome Hall

49 Frank M. Cross Hall

51 J. Knox Huff Auditorium

55 Richard C. Ethridge Hall

56 Robert C. Ethridge Hall

57 Frank T. Rives Education Building

59 Wesley Foundation

61 Erma Lee Barber Hall

Faculty Housing

53 President's House

New Land

1 Northern Land Acquisition

34 Eastern Land Acquisition

New Athletic Fields

8 Outdoor Basketball Courts

14 Relocated Intramural Field

16 New Tennis Courts

Existing Athletic Fields

5 Sand Volleyball Courts

7 Soccer Field

12 Softball Field

17 Football Practice Field

18 Bill & Louise Bailey Stadium/Warrior Football Field

19 Jamie Clark Memorial Stadium/Chris Gay Memorial Baseball Field

25 Baseball Practice Field

26 Baseball Practice Field

28 Band Practice Field

62 Disc Golf Course

15-Year Plan

Planning for the future, the 15-Year Plan focuses on making more extensive changes on campus while also renovating several existing structures. One of these major changes is the narrowing of Warrior Drive to make it safer for students walking to class. The road will be narrowed to a one-way drive to reduce vehicular traffic and driving speeds. The sidewalk adjacent to Warrior Drive will be expanded and landscape features will be added in order to promote foot and bicycle traffic and create a more pedestrian friendly area in the center of campus. To act as a space for student performances and activities, an amphitheater will be added to the northern portion of campus near East Central Lake.

The historic and iconic Founders Gymnasium is in disrepair, but would be very costly to renovate. Therefore, Founders Gymnasium will be replaced with a new cafeteria, utilizing the bricks from Founders Gymnasium to construct a campus chapel – a possible name being "Founders Chapel." Jackson Hall is another historic building on campus that has seen the end of its useful life. This dormitory and Mabry Cafeteria are proposed to be replaced with a large new women's dormitory. The function of Ethridge Hall has outgrown its shell and it will be replaced with a new two or three-story classroom building (see image to the right) that will be of a similar quality to Davis Hall. The Rives Education Building and the Tucker Applied Technology Center will be renovated to comply with new standards in classroom design and technology. Newton Hall will receive renovations to become compliant with ADA requirements, receive new finishes, and correct leaks in the building envelope.

While some buildings in the 15-Year Plan will simply be renovated, others will receive new additions. To better house



Proposed New Design for Ethridge Hall

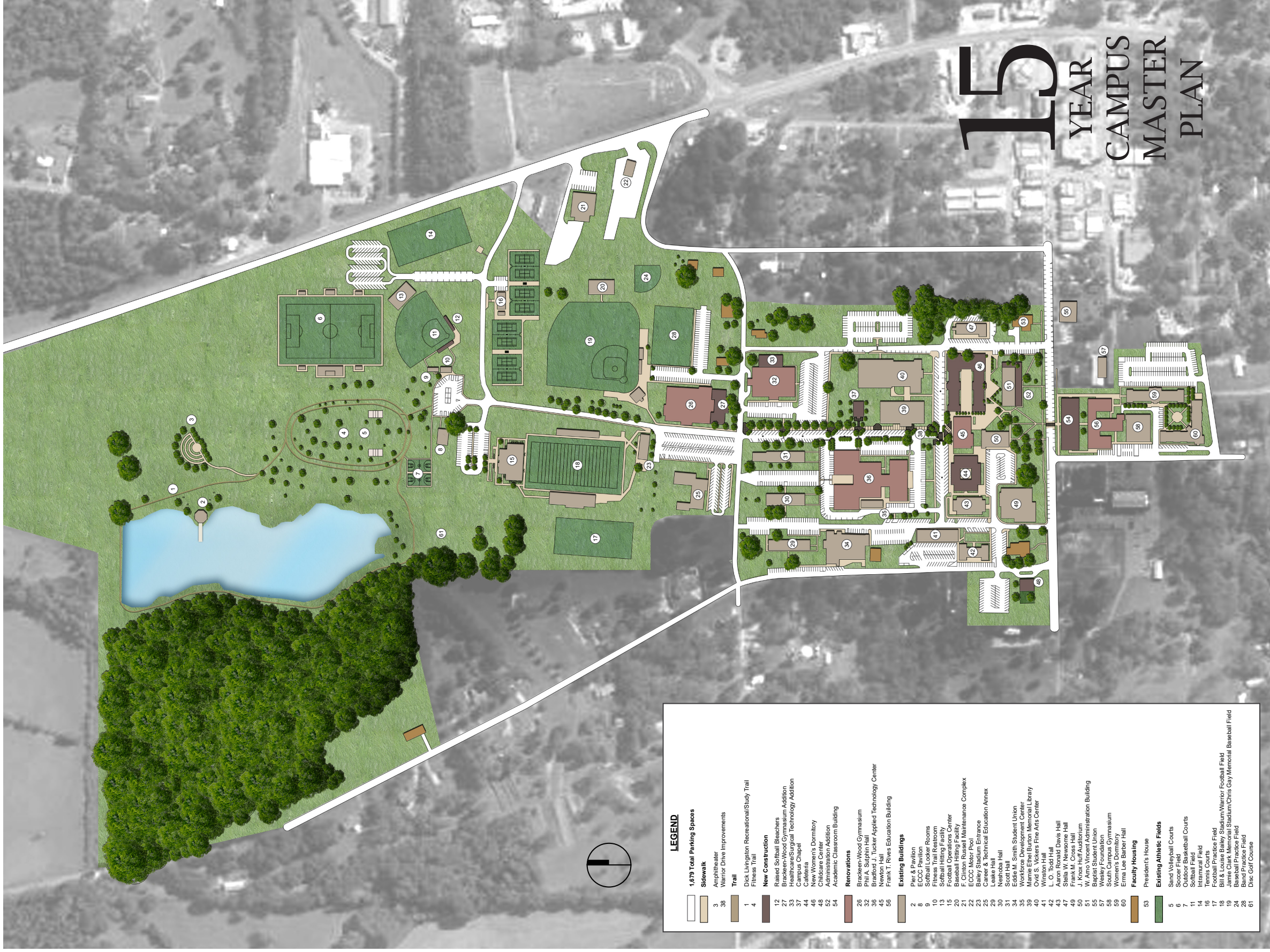


Brackeen-Wood Gymnasium

the allied health programs, Sutphin Hall will not only be renovated, but will receive a laboratory and classroom addition. The childcare program will be moved out of Sutphin Hall and into a new stand-alone facility in order to provide a more secure space for the program and an easier drop-off point for parents. In order to increase the size of the board room and give a new face to the entrance to campus, the Vincent Administration Building will receive a new addition. Another structure needing an addition and renovation is Brackeen-Wood Gymnasium. The renovation will include new lighting and finishes, while the addition would house space for a new weight room and locker rooms. During this phase, the softball field will receive raised bleachers to allow spectators to have a better view of the field. These changes will help prepare the college for future growth.

Items in the 15-Year Plan:

- New Amphitheater (#3)
- Warrior Drive Improvements (#38)
- New Cafeteria (#44)
- New Women's Dormitory (#46)
- New Academic Classroom Building (#54)
- Renovation of Phil A. Sutphin Hall (#32)
- Healthcare/Surgical Technology Addition to Sutphin Hall (#33)
- New Childcare Center (#48)
- Renovation of the Frank T. Rives Education Building (#56)
- Campus Chapel (#37)
- Addition to the Vincent Administration Building (#52)
- Addition to the Brackeen-Wood Gymnasium (#27)
- Renovation of the Brackeen-Wood Gymnasium (#26)
- Raised Softball Bleachers (#12)
- Renovation of the Bradford J. Tucker Applied Technology Center (#36)
- Renovation of Newton Hall (#45)



25-Year Plan

Looking ahead, the 25-Year Plan places emphasis on large projects that will greatly benefit the college. As some of the college's goals are serving commuter students and focusing on career & technical programs, a new career & technical education building needs to be constructed in the northern portion of campus. This will allow for easier access to commuter students and give the career & technical education programs much needed space. To make these workshops and laboratory spaces more secure, this facility will be located away from the center of campus. Moving these programs to the north of campus opens up space in the center of campus that can be used for even more improvements. The Tucker Applied Technology Center can be replaced with a new campus quad (see image below), which will also contain a new men's and two new women's dormitories to replace Leake, Neshoba, and Scott Halls. To the north of the new career & technical education building will be a multi-purpose building that will act as a space for graduation, concerts, and community events. Accommodating around 3,000 seats, this building will be located on Mississippi Highway 15 and will allow for easy access not only for students, but also visitors. The other major auditorium on campus – Huff Auditorium – will be

renovated during the 25-Year Plan so that it may receive new finishes, technological upgrades, and meet ADA regulations.

Another change to campus during the 25-Year Plan will be the construction of a new home for the college president and the renovation of the current President's Home so it may house the Alumni Relations and Foundation programs. These programs currently have very little space in which to operate and need more privacy for donors and visitors.

Additions and renovations will also be made to the athletic facilities during future phases. The golf team will receive an indoor driving range that features offices and virtual practice areas. The football stadium will receive new visitors' locker rooms while the existing home side of the stadium will be renovated to include new bleachers and a new press box which will be ADA accessible. The existing visiting side will be replaced with new and improved seating as well. As a way to house new student-athletes, a men's athletic dormitory will be constructed near Brackeen-Wood Gymnasium. These changes may seem overreaching, but their effect on the student body and college as a whole will be very positive.

Items in the 25-Year Plan:

- New Campus Quad (#41)
- Multi-Purpose Building (#1)
- New Career & Technical Education Building (#5)
- Indoor Golf Driving Range (#17)
- New Visitors' Seating at Bill & Louise Bailey Stadium (#24)
- New Football Visitors' Locker Room (#29)
- 2 New Men's Dormitories (#35, #38)
- 2 New Women's Dormitories (#36, #37)
- Renovation of existing home football seating (#22)
- Renovation of J. Knox Huff Auditorium (#54)
- Renovation of the existing President's Home to accommodate Alumni Relations and the Foundation (#56)
- New President's Home (#6)



Proposed New Men's and Women's Dormitories & Campus Quad

25 YEAR CAMPUS MASTER PLAN



Budgets

5-YEAR PLAN	
ACTIVITY	PRICE
SITE UPGRADES	
Land Acquisition	\$200,000
Underground Utilities Project	\$1,500,000
Broad Street Improvements	\$25,000
Career & Technical Education Annex Parking Lot	\$150,000
Eastern Parking Lot	\$150,000
ATHLETIC FACILITIES	
Tennis Courts	\$1,200,000
New Intramural Field	\$40,000
Football Operations Center	\$1,500,000
Soccer Field Improvements	\$300,000
Softball Hitting Facility	\$50,000
Baseball Restrooms	\$100,000
Outdoor Basketball Courts	\$56,400
NEW CONSTRUCTION	
Pier and Pavilion	\$60,000
Fine Arts Center Addition	\$2,000,000
New Women's Dormitory	\$7,200,000
RENOVATIONS	
Renovation of Neshoba Hall	\$750,000
Renovation of Scott Hall	\$750,000
Renovation of Smith Student Union	\$500,000
Renovation of Vincent Administration Building	\$75,000
Renovation of South Campus Gymnasium	\$150,000
SUBTOTAL COST	
	\$16,756,400

15-YEAR PLAN	
ACTIVITY	PRICE
SITE UPGRADES	
New Amphitheater	\$400,000
Warrior Drive Improvements	\$1,000,000
ATHLETIC FACILITIES	
Raised Softball Bleachers	\$250,000
Brackeen-Wood Gymnasium Addition	\$800,000
NEW CONSTRUCTION	
New Cafeteria	\$5,000,000
Healthcare/Surgical Technology Addition	\$1,000,000
Campus Chapel	\$750,000
New Women's Dormitory	\$7,000,000
Childcare Center	\$1,000,000
Administration Addition	\$1,500,000
Academic Classroom Building (Ethridge Hall)	\$4,000,000
RENOVATIONS	
Renovation of Brackeen-Wood Gymnasium	\$400,000
Renovation of Sutphin Hall	\$600,000
Renovation of Tucker Applied Technology Center	\$500,000
Renovation of Newton Hall	\$950,000
Renovation of Rives Education Building	\$1,000,000
SUBTOTAL COST	
	\$26,150,000

25-YEAR PLAN	
ACTIVITY	PRICE
SITE UPGRADES	
New Campus Quad	\$1,000,000
ATHLETIC FACILITIES	
Indoor Golf Driving Range	\$300,000
Renovation of Home Seating at Football Stadium	\$900,000
New Visitors' Locker Room	\$250,000
New Visitors' Seating at Football Stadium	\$450,000
NEW CONSTRUCTION	
Multi-Purpose Building	\$20,000,000
Career & Technical Education Building	\$16,000,000
2 New Men's Dormitories	\$15,000,000
2 New Women's Dormitories	\$14,000,000
New President's Home	\$300,000
RENOVATIONS	
Renovation of Huff Auditorium	\$400,000
Renovation of President's Home (New Home to Alumni Relations and the Foundation)	\$75,000
SUBTOTAL COST	
	\$68,675,000
TOTAL MASTER PLAN COST	
	\$111,581,400

Dormitory Capacity

EXISTING HOUSING CAPACITY	
DORMITORY NAME	NUMBER OF BEDS
MEN'S HOUSING	
L. O. Todd Hall	62
Winston Hall	82
Stella W. Newsome Hall	52
Scott Hall	60
Neshoba Hall	60
SUBTOTAL	316
WOMEN'S HOUSING	
Mrs. J. L. Jackson Hall	116
Leake Hall	40
Erma Lee Barber Hall	124
SUBTOTAL	280
TOTAL BED COUNT	596

5-YEAR PLAN HOUSING CAPACITY	
DORMITORY NAME	NUMBER OF BEDS
MEN'S HOUSING	
L. O. Todd Hall	62
Winston Hall	82
Stella W. Newsome Hall	52
Scott Hall	60
Neshoba Hall	60
SUBTOTAL	316
WOMEN'S HOUSING	
Mrs. J. L. Jackson Hall	116
Leake Hall	40
Erma Lee Barber Hall	124
New South Dormitory	112
SUBTOTAL	392
TOTAL BED COUNT	708

15-YEAR PLAN HOUSING CAPACITY	
DORMITORY NAME	NUMBER OF BEDS
MEN'S HOUSING	
L. O. Todd Hall	62
Winston Hall	82
Stella W. Newsome Hall	52
Scott Hall	60
Neshoba Hall	60
SUBTOTAL	316
WOMEN'S HOUSING	
Mrs. J. L. Jackson Hall	0
Leake Hall	40
Erma Lee Barber Hall	124
New South Dormitory	112
New Central Dormitory	120
SUBTOTAL	396
TOTAL BED COUNT	712

25-YEAR PLAN HOUSING CAPACITY	
DORMITORY NAME	NUMBER OF BEDS
MEN'S HOUSING	
L. O. Todd Hall	62
Winston Hall	0
Stella W. Newsome Hall	52
Scott Hall	0
Neshoba Hall	0
New North Dormitory 1	120
New North Dormitory 2	120
SUBTOTAL	354
WOMEN'S HOUSING	
Mrs. J. L. Jackson Hall	0
Leake Hall	0
Erma Lee Barber Hall	124
New South Dormitory	112
New Central Dormitory	120
New North Dormitory	120
SUBTOTAL	476
TOTAL BED COUNT	830

**EAST
CENTRAL**
COMMUNITY COLLEGE

**P.O. BOX 129
DECATUR, MS 39327
WWW.ECCC.EDU
877-GO-2-ECCC
601-635-2111**